



DEPARTMENT OF PLANNING AND ZONING

Sent via E-mail

September 1, 2016

Chris Heiser
ADTEK Engineers
9990 Fairfax Blvd, Suite 300
Fairfax, VA 22030

Re: DSUP #2016-0009, Completeness
Patrick Henry School & Rec Center, 4643 Taney Avenue

Dear Mr. Heiser:

This letter serves to inform you that City staff has completed review of the materials submitted for the above referenced Development Completeness plan set. The plans have been deemed incomplete. The attached comments are based upon the plans submitted August 11, 2016. Please respond to each of the attached comments in writing and revise the plans as necessary.

The next step will be a Preliminary Site Plan (Completeness Verification) submission based on the published preliminary site plan checklist. Please include a response letter addressing the comments below, a completed Preliminary checklist, all materials identified in the checklist and all information requested by staff with the next submission.

Regards,

Ryan Price, Urban Planner, P&Z

cc: Robert Kerns, AICP, P&Z
Maya Contreras, P&Z
Shanna Austin, T&ES
Jack Browand, RP&CA
Margaret Orlando, RP&CA
Adrian King, General Services
Donna Poillucci, General Services
Shawn Benjaminson, ADTEK

Richard Jackson, ACPS
Elijah Gross, ACPS
Paul May, ACPS
Mike Quadrino, B&D
Jay Brinson, B&D
Aboudi Kabbani, B&D
Bill Brown, Moseley Architects

PLANNING AND ZONING

The plans are deemed incomplete.

General

1. The following applications will be required for the project as currently proposed. Provide all appropriate applications with the next submission:
 - a) Development Site Plan, with modifications, for a new school;
 - b) Special Use Permit for additional height for a school building in the R-12 zone, per section 7-2100 of the Zoning Ordinance;
 - c) Special Use Permit for indoor and outdoor recreational facility and a community center in the R-12 zone, per section 3-203(C) of the Zoning Ordinance.
 - d) Special Use Permit to exceed the number of required parking spaces in R-12 zone, per section 3-203(E)
2. In the “Modifications & Waivers” section of the coversheet, items 3, 4, and 5 do not need a modification request, please remove them from the plans.
3. Please use the Preliminary Development Checklist posted online with the next submission. It can be downloaded here:
<https://www.alexandriava.gov/uploadedFiles/planning/info/forms/Development%20Preliminary%20Plan%20Checklist%204-6-2016.pdf>
4. Coordinate parking tabulation, 145 spaces listed on coversheet, 149 shown on sheet C9.
5. Lighting levels along some segments of the multi-use trail are too low based on the photometric plan provided. As part of the Final 1 submission, lighting information will be reviewed for compliance with the City of Alexandria lighting standards and DSUP conditions of approval.
6. Street trees along Taney Avenue and Latham Street are too close together. Space the trees to be in compliance to City’s Landscape Guidelines. Explore creating 2 rows of trees or locating some of the trees further into the site.
7. Provide additional information related to the grading constraints noted in the previous comment response letter regarding the basketball court shifting east further away from Latham Street.
8. Please provide evidence that the retaining wall in the northwest portion of bus loop is not impacting the vision clearance triangle with Latham Street.

9. Provide additional openings in the fence along Taney Avenue for pedestrian access to the recreation center and outdoor amenities.

Zoning

10. Provide average finished grade and roof line measurements on all elevations.
11. Provide an average finish grade calculation diagram with spot elevations around the building at 20 foot intervals.
12. Provide floor-area-ratio diagram showing areas of exclusion to reach the net floor area listed on the cover sheet.
13. Parking calculations for the recreation center should be based on the gross floor area. Cover page is currently showing parking based on the net floor area. Recalculate accordingly.
14. Provide additional information on the marquee sign. Please note that a sign at this location must comply with new sign ordinance regulations.
15. Indicate location of play equipment in Pre-K playground in relation to the required setback line.

Checklist Items

16. Provide FAR calculation for existing building on cover sheet
17. Clarify how many standard and compact parking spaces are provided
18. Provide top-of-wall and bottom-of-wall measurements on the proposed retaining walls.
19. Indicate which existing trees will be removed on the plans with "TBR"
20. Provide species of all existing trees.
21. Provide tree protection details for existing trees to be preserved.
22. Repeat comment; provide a north arrow on Sheet C5.
23. Provide a GIS-Dimension Plan

TRANSPORTATION AND ENVIRONMENTAL SERVICES

Findings:

- 24. This plan is deemed INCOMPLETE.
- 25. Transit has no comment on this submission.
- 26. Additional comments may follow upon review of a subsequent submittal. (I-ROW)

Comments (Completeness comments that must be addressed with the next submission):

- 27. The next submission must be prepared per the requirements of the Preliminary Checklist. (I-ROW)
- 28. Details for proposed stormwater requirements are needed, including but not limited to VRRM worksheets. Several BMP facilities are proposed, please provide details for each proposed BMP and supporting calculations based on the guidance of the Virginia Stormwater Management Handbook and the Virginia Stormwater BMP Clearinghouse. The required information must be shown on the plan, but staff will also accept submission of the VRRM worksheets separately by email for feedback prior to the next submission. (I-ROW)
- 29. Provide details and supporting calculations for the storm sewer design, hydraulics, and supporting calculations including that of adequate outfall analysis. (I-ROW)
- 30. The submitting engineer must refer to Memorandum to Industry 02-09, Design Guidelines for Site Plan Preparation, dated December 3, 2009 and prepare the Preliminary Submission in accordance with these requirements. This memo is available at the City's following web address: (I-ROW)
<http://alexandriava.gov/uploadedFiles/tes/info/Memo%20to%20Industry%20No.%2002-09%20December%203,%202009.pdf>
- 31. Per the requirements of Stage II Concept Submissions and Subsequent Submissions, provide preliminary computations on generation of pre and post development runoff from the site using the rainfall depths for the City of Alexandria as: 1 Yr 24 hour = 2.70, 2 Yr 24 hour = 3.20, 10 Yr 24 hour = 5.20, and 100 Yr 24 hour = 8.2 inches per NRCS (formerly SCS) TR-55 method. The overland relief shall be provided for 100 Yr 24 hour = 8.2 inches of rainfall depth in the final site plan. Provide computations for channel protection and flood protection analyses in accordance with the requirements of Article XIII Environmental Management Ordinance. (I-ROW)
- 32. Provide length, pipe material and Class, if applicable, slope, and direction of flow in the site plan in plan view. All PVC pipe must be SDR 26 or Schedule 40 and RCP pipe C-76,

Class IV Minimum Wall Thickness B in the public right of way and on public property.
(I-ROW)

33. Provide a detail for the proposed retaining wall that addresses appropriate drainage and back fill requirements. (I-ROW)

34. Sanitary Sewer Adequate Outfall Analysis is incomplete:

- a. The adequate outfall analysis must extend downstream to the trunk sewer. Please start analysis from manhole 001674SSMH and extend the analysis to manhole 001638SSMH.
- b. The sewershed boundary needs to be delineated correctly. Specifically, the senior center located on Taney Avenue sanitary flows drain to another sewershed. Please verify the number units in each condo building on Howard Street, based on the City's GIS Bld_y layer (i.e. not all buildings are 10-unit). See attached map.
- c. Provide original survey from November 2011 that analysis is based off of. Based on the information shown in Sheet C3, the inverts in and out on Sheet C14 do not match.
- d. On the Sanitary Sewer Computation table, add pipe material and 'n' factor. Pipe roughness to be based on material using City's standards 'n' factors (ESI checklist).
- e. The City currently maintains a hydraulic model of a portion of its collection system from Manholes 001692SSMH to 001638SSMH, including existing conditions peak flows, which the applicant can use in their adequate outfall analysis. (I-ROW)

ID	Mode l Peak Flow (gpm)	Pipe Diameter(in)	Pipe Length (ft)	Pipe Material	Invert in	Invert out
002001SE WP	1115	12	348	RCP	89.41	81.9
002015SE WP	1134	15	254	RCP	81.53	77.82
002022SE WP	1215	15	126	RCP	77.80	75.94
002021SE WP	1104	15	894	RCP	75.87	62.44
001817SE WP	1359	15	67	RCP	57.56	50.84

35. Sheet C15: The outfall drainage area and SWM drainage map catchment boundaries appear to not be consistent the limits of analysis for either Channel Protection or Flood Protection requirements. Update with the next submission. (SWM)
36. Sheet C16: The drainage area tabs from the VRRM spreadsheet must also be shown on the plan so the reviewer may verify allowable Clearinghouse reductions were used for the MTDs. (SWM)
37. The Water Quality Volume Default (WQVD) calculations must be shown on the plans, showing compliance with Section 13-109(E)(5) along with a narrative of how compliance is met. (SWM)
38. Per comment 13 and previous coordination with staff, show requested perpendicular curb ramps at intersection of Latham & Taney. The proposed ADA retrofits to the existing curb ramps are unacceptable without justification. Coordinate with the Division of Transportation Planning directly via 703.746.4160 regarding obstructions that inhibit the addition of proposed ramps. Staff plans to condition upgrades at the preliminary stage of review. (Transportation Planning)
39. Per comments 18 and 20, show requested minimum 4' wide landscaping strip adjacent to curb on Taney & Latham. If grading proves to be a major constraint on Latham, explore opportunities to provide a buffer the greatest length possible up Latham Street. Coordinate with the Division of Transportation Planning directly via 703.746.4160 regarding the landscape strip dimensions. (Transportation Planning)
40. Per the Preliminary Checklist, show bicycle parking spaces per City Standards on next submission. (Transportation Planning)
41. Per previous comment and as referenced in the draft transportation study (page 62 of the Feb 2016 draft), provide parking usage comparisons (i.e. number of students and teachers, and number of occupied spaces) with other Alexandria schools in comparable locations. (Transportation Planning)
42. Per previous comment, provide the missing information in the Transportation Study. (Transportation Planning)
43. Sheet C.19, the fire truck's turning movement is not acceptable. It shows the truck driving across the median. (Transportation)
44. Provide turning movement of cars at the front school entrance when there are cars dropping off and cars making the U-turn at the same time. (Transportation)

Comments (Non-Completeness comment that should be addressed with the next submission):

45. Relocate shown bus stop to an area 10' east of Taney at the Latham intersection. The “No parking bus stop” zone shall begin at the intersection of Taney at Latham and proceed 110 feet to the east. (Transportation Planning)
46. Show concrete bike tunnel on staircase connecting to Howard Street and staircase off of Latham Street. (Transportation Planning)

RECREATIONS, PARKS & CULTURAL ACTIVITIES– PARK PLANNING

Findings:

47. The wooded area to the north side of the property contain stands of high quality Oak forest, <https://www.alexandriava.gov/recreation/info/default.aspx?id=48838>
While the new development lies south of this area, potential disturbance from demolition, grading, retaining wall tie backs, and other construction would not be supported. The limits of this area should be walked with the City’s Natural Resources division, as per Condition 15 and clearly demarcated on the plans.
48. The City of Alexandria Playspace Policy was approved in October 2013
<https://alexandria.legistar.com/LegislationDetail.aspx?ID=1490759&GUID=73D0373D-1F64-4DF7-B611-1460E423D7EA>
to improve the health and well-being of all youth through design and provision of quality playspaces.
 - a. Playspaces as defined in the Policy are broadly encompassing to provide a wide range of play experiences, within varying environments and contexts. They can include but are not limited to play structures, playgrounds, indoor facilities, open areas, and elements intended for play such as interactive fountains, art, gardens, and climbing fixtures.
 - b. Playspaces should provide a coordinated array of the following elements and characteristics: opportunities for physical movement, flexibility in play, shade, natural features, varied sensory elements, accessibility, inclusiveness, and appropriate levels of risk and challenge.
 - i. Flexibility in play may include loose-parts that can be moved and/or manipulated and/or elements without a single defining use.
 - ii. Inclusiveness refers to the ability of a playspace to allow for children of differing physical and mental abilities to participate with others. In creating an inclusive playspace, attention should be paid to the sensory experience of the user, in terms of materials, sound, and visual cues for navigating the site. (RPCA)

Previous comments:

49. Per previous comment 1, landscape plans shall be submitted per the City of Alexandria Landscape Guidelines, including landscape notes, planting details, and water management.

https://www.alexandriava.gov/uploadedfiles/recreation/info/040907_land_guidelines.pdf

50. Per previous comment 2, future landscape submissions shall be prepared and sealed by a Landscape Architect licensed in the Commonwealth of Virginia.
51. Per previous comment 3, a tabulation of existing open space has not been provided.
52. Per previous comment 4, only proposed calculations have been provided. Existing open space tabulations have not been provided.
53. Per previous comment 5, suggest including surface type symbols for playground safety surface, engineered wood fiber, landscape mulch, grass, synthetic turf, etc. in the legend on Sheet C4.
54. Previous comment 10, Sheet C20. The current location of the dumpster is more than 200 feet away from the Recreation Center. If a full dumpster cannot be accommodated at the Recreation Center, consider an ancillary trash bin area with multiple 65+ gallon containers and enclosure, located to the rear of the Recreation Center.
55. Previous comment 11, Sheet C8, C9, consider additional pedestrian routes. As on-street parking is still available, pedestrians will may walk through the parking lot road since it is the shortest distance to the school entrance, rather than use the east side sidewalk, or go up Latham.
56. Previous comments, 8, 12, 13, 14, 15, 16, will need further refinement and discussions with RPCA prior to future submissions.

General Comments:

57. Correctly label title page for correct Plan – still identified as Concept I – C1.
58. Sheet C7, C6, C9, C10: Show accurate driplines of existing trees. Notable State Champion trees including the dwarf hackberry and the Co-State champion trees, shall be preserved. It appears the proposed sidewalk to the east side of the property will impact these trees. Future submissions shall identify trees to be removed and preserved, while identifying construction methods to reduce disturbance within driplines.
59. Sheet C8: Identify what is the unlabeled square located in the concrete area outside the proposed cafetorium.
60. Sheet C9: Extend the east side ball net fence to the curb. This sheet conflicts with the illustrations shown on sheet A4.1.1 & A4.1.2. Continue discussions with RPCA on the specific requirements for fencing, and show fence details on forthcoming submissions.

61. Sheet C9: Reduce the 3rd base fence to extend 20-feet beyond 60-foot 3rd base. Update the illustration shown on sheet A4.1.1 & A4.1.2. Continue to refine with RPCA and show fence details on forthcoming submissions.
62. Sheet C9: Eliminate the fence between basketball court and intermediate play and replace with seating wall or backless benches.
63. Sheet C20: The row of street trees around the perimeter of the site appears to be too densely planted. Street trees should be minimum 30 feet apart, ornamental trees every 20 feet apart. Layout and spacing as shown is 9' - 10'.
64. Sheet C20 and C21: Tree symbols should be shown relative to their future canopy size, such as 25'. Current symbols are 10' diameter which does not reflect the canopy growth of the shade trees and may require future removal of trees due to overcrowding.
65. Sheet C21: Trees and street lights along roads and in parking lots are often placed in the same locations and interfere with lighting output and tree growth. Adjust locations and spacing, and select appropriate lamps and tree species to minimize interference.
66. Sheet C21 and C21: Ensure sufficient growing space for trees located between the sidewalks and the 3.5' black ornamental fence. Ensure that sufficient space is provided for growth of the trees without creating conflicts with either the fence or with pedestrians on the sidewalk.
67. Sheet C21: Almost all new tree plantings are confined to the parking lot or perimeter of the site. Provide plantings interior to the site to provide future shade, protection, and environmental benefits.
68. Sheet C20: Show distance (mileage/linear feet) of the proposed walking path.
69. Sheet C8, C9, C12, C13: Water and electric utilities for maintenance shall be provided for the synthetic fields, playgrounds, and courts. Where possible provide multiple utility connections off of the Recreation Center building.
70. Sheet C20: Work with the City Arborist and Natural Resources to incorporate native vegetation. Limiting the use of non-native vegetation is strongly encouraged. Sweet Gum trees shall be fruitless variety.
71. Sheet C8: Re-evaluate play spaces located west of the recreation center. Consider terrace-like seating, and incorporating natural play and unstructured play as a way to address the grade changes in this area and open site lines into the space.
72. Sheet C8, C9: Much of the outdoor recreation will be exposed to full sun all day, which may limit use of the outdoor areas. Consider plantings, structures, and areas that will provide protection and relief from the weather and elements.

73. Anticipate the following playspace conditions for future submissions:

- a. Future playspace plans should depict location, scale, massing and character of the play space, grade conditions, surfacing, site furnishings, vegetation, and other site features.
- b. Prior to the submission of Preliminary Plan, the applicant shall work with the RPCA staff representatives of the Playspace Technical Advisory Team (P-TAT) to develop a playspace design of structured and/or unstructured play. (RPCA)
- c. The playspace shall provide a coordinated array of the play elements, to the satisfaction of the Director of RPCA.
- d. Playspaces and site equipment shall comply with the most recent guidelines, specifications and recommendations of the Consumer Product Safety Commission (CPSC) Handbook for Public Playground Safety, ASTM Specification for Playground Equipment for Public Use (ASTM F1487) and ASTM Specification for Impact Attenuation of Surface Systems Under and Around Playground Equipment (ASTM F1292). Applicant shall provide certification that the play areas have been designed, reviewed and approved by a certified playground safety inspector (CPSI professional) with current certification. Play area and equipment shall comply with Americans with Disabilities Act 2010ADA Standards for Accessible Design.
- e. Playspaces shall be regularly inspected and appropriately maintained according to CPSC, ASTM, and manufacturer recommendations. Natural play spaces and/or elements shall be maintained and cared for according to landscape standards provided by landscape architect, planner, and/or to relevant CPSC and ASTM standards.
- f. Play areas shall be open to the public and located in areas accessible to the public.
- g. Playspaces shall have appropriate signage posted with hours of operation and other operational information. (RPCA)

FIRE DEPARTMENT

Findings

74. The following comments are for completeness only. Additional comments may be forthcoming once the Applicant provides supplemental information for review. Please direct any questions to Maurice Jones at 703-746-4256 or maurice.jones@alexandriava.gov.

Acknowledged by applicant.

75. All new fire hydrants on property shall be City owned and maintained with the appropriate easements granted to the City for access, inspection, testing, maintenance, and service. This will be evaluated on a case by case basis.

Acknowledged by applicant.

Code

76. The Applicant shall provide a separate Fire Service Plan which illustrates **where applicable**: a) emergency ingress/egress routes to the site; b) two sufficiently remote fire department connections c) FDC's located within one hundred (100) feet of any existing or new fire hydrants d) new fire hydrants installed not less than forty (40) feet from building e) on site fire hydrants spaced with a maximum distance of three hundred (300) feet between hydrants and the most remote point of vehicular access on site; f) emergency vehicle easements (EVE) around the building with a minimum width of twenty-two (22) feet; g) the location and size of the separate fire line(s) for the building fire service connection and fire hydrants.

a) Provided by applicant.

b) Two FDC's are shown and located properly.

c) Rear building FDC is at 100 feet from FDC.

d) Fire Hydrant 4 should be moved to the building side of the street. Current location in traffic island will result in damage to the hydrant.

e) Hydrants are appropriately spaced.

f) EVE's are sufficiently wide.

g) Fire line shown but size will be contingent on fire sprinkler system demand.

77. The Applicant shall provide a building code analysis with the following building code data on the plan: a) use group; b) number of stories; c) type of construction; d) floor area per floor; e) fire protection plan.

Provided by applicant.

78. If building or structure is over 50 feet in height, it is required to have ladder truck access to 48% perimeter of the buildings by public roads or recorded emergency vehicle easements (EVE). For a building face to be considered accessible by a ladder truck the curb line shall be at least 15 feet and no more than 30 feet from the face of the building. Alternatives that demonstrate equivalency to this requirement will be considered on a case by case basis. Equivalency may be demonstrated through methods outlined in the City Fire Prevention Code Appendix D.

Fire Department access is adequate for this building.

79. An approved emergency vehicle access road shall be provided for every facility, building or portion of a building that is within 150 feet of all portions of the building and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building.

Provided by applicant.

80. The Applicant shall provide two wet stamped copies of the fire flow analysis performed by a certified licensed fire protection engineer to assure adequate water supply for the structure being considered. The two copies shall be submitted to Alexandria Fire Department, Fire Prevention, C/O A. Maurice Jones, Jr. 900 Second Street, Alexandria, Va. 22314.

Approved August 8, 2016.

81. A Knox Box Rapid Entry key access system shall be installed to facilitate building entry by fire department personnel during an emergency. The size and number of Knox Boxes, number of key sets, and required keys or access devices shall be determined by Alexandria Fire Department personnel.

Acknowledged by applicant.

82. The Applicant of any building or structure constructed in excess of 10,000 square feet; any building or structure which constructs an addition in excess of 10,000 square feet; or any building where there is a level below grade shall contact the City of Alexandria Radio Communications Manager in the Department of Emergency Communications prior to submission of a final site plan. The proposed project shall be reviewed for compliance with the radio requirements of the City of Alexandria to the satisfaction of the City of Alexandria Radio Communications Manager prior to site plan approval. Such buildings and structures shall meet the following conditions:
- a. The building or structure shall be designed to support a frequency range between 806 to 824 MHz and 850 to 869 MHz.
 - b. The building or structure design shall support minimal signal transmission strength of -95 dBm within 90 percent of each floor area.
 - c. The building or structure design shall support a minimal signal reception strength of -95 dBm received from the radio system when transmitted from within 90 percent of each floor area.
 - d. Areas deemed critical by the City of Alexandria, such as fire control rooms, exit stairways, and exit passageways shall provide 99 percent coverage exceeding -95 dBm when transmitting or receiving.
 - e. The building or structure shall be tested annually for compliance with City radio communication requirements to the satisfaction of the Radio Communications Manager.

A report shall be filed annually with the Radio Communications Manager which reports the test findings.

If the building or structure fails to meet the above criteria, the Applicant shall install to the satisfaction of the Radio Communications Manager such acceptable amplification systems incorporated into the building design which can aid in meeting the above requirements. Examples of such equipment are either a radiating cable system or an FCC approved type bi-directional amplifier. A bi-directional amplifier or other powered equipment must consist of two power sources:

- a. Primary Source: Dedicated branch circuit.
- b. Secondary Source: Battery backup capable of powering the system for 12 hours at 100 percent capacity.

Final testing and acceptance of amplification systems shall be reviewed and approved by the Radio Communications Manager.

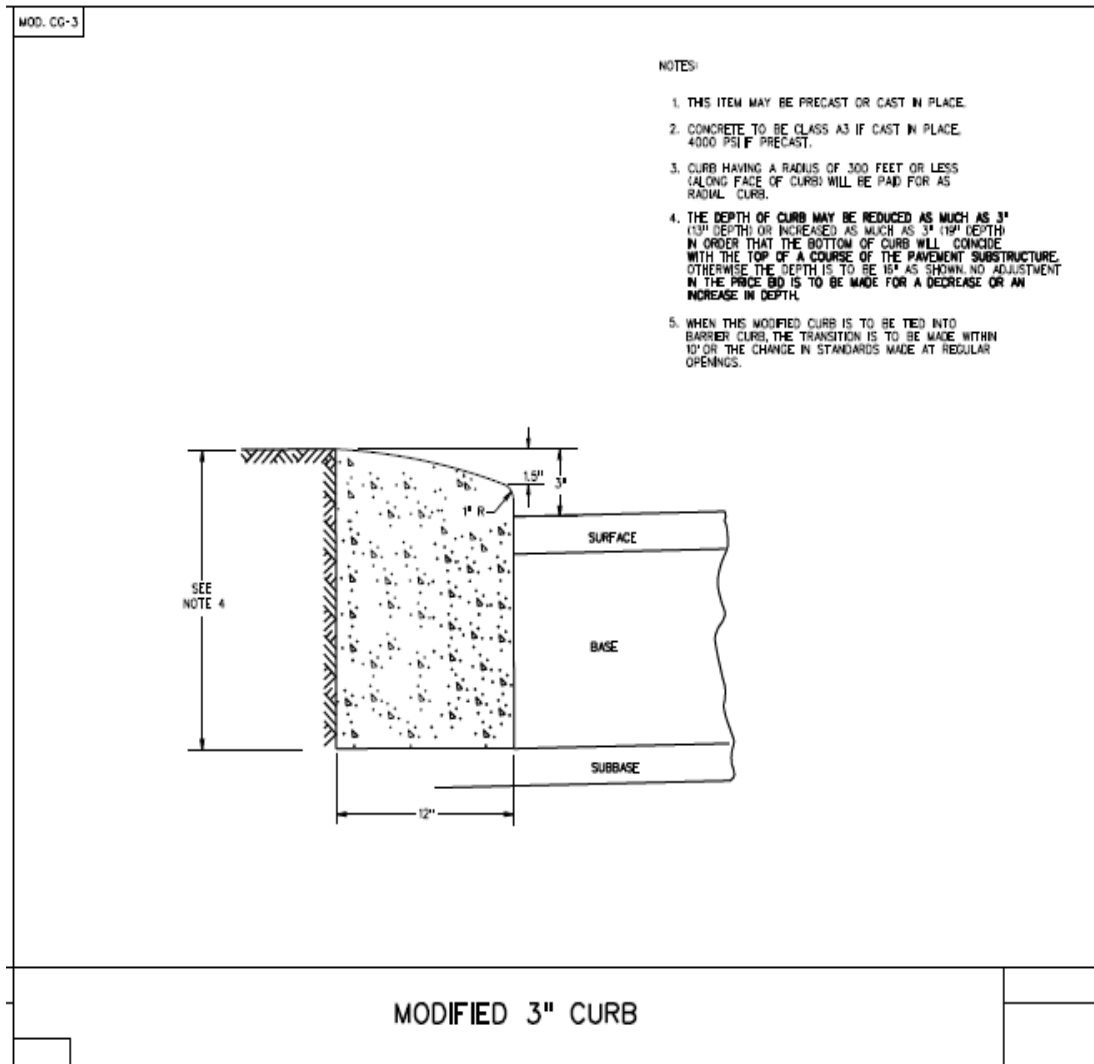
Acknowledged by applicant.

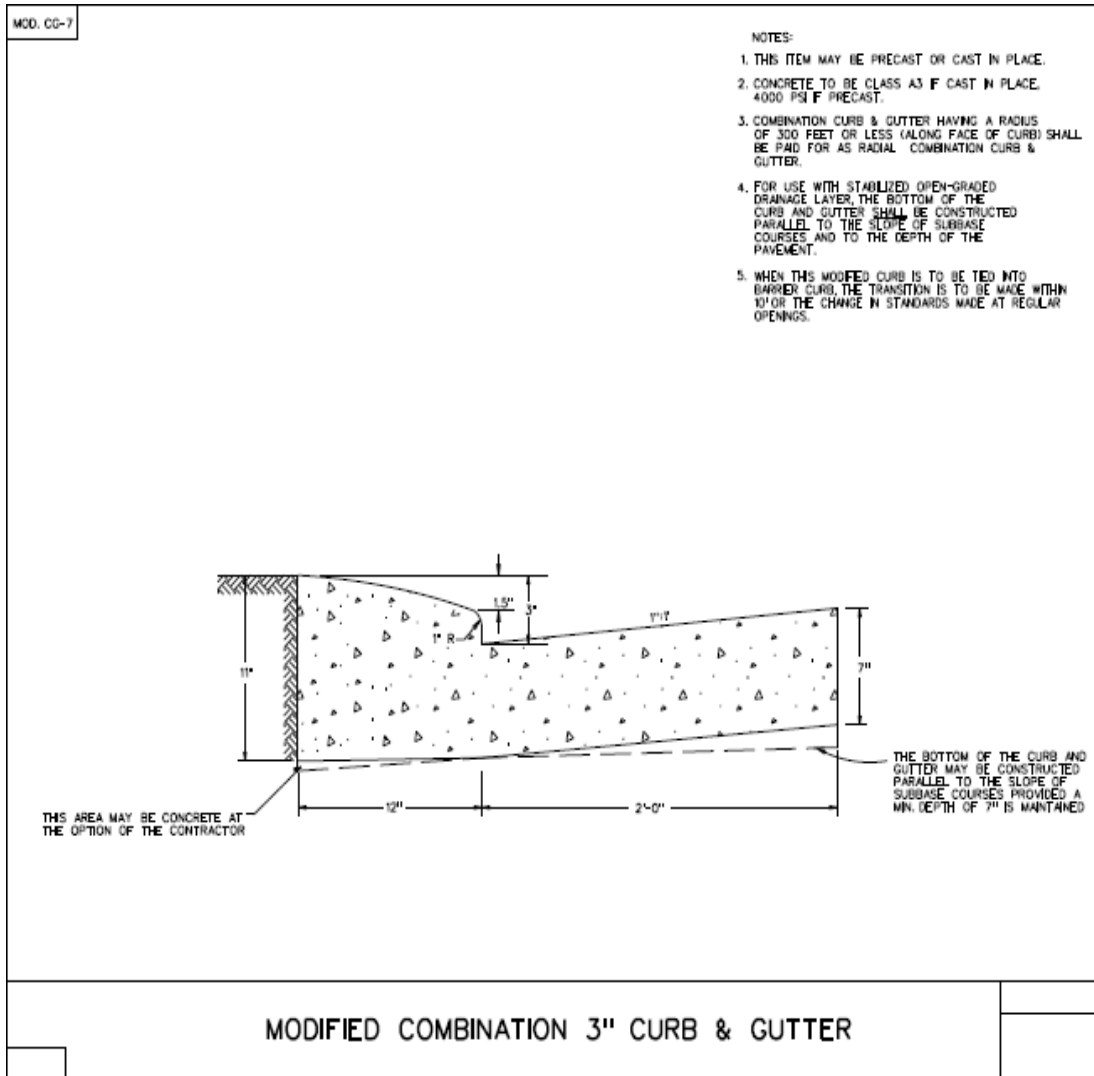
83. The fire service plan shall show placement of emergency vehicle easement signs. See sign detail and placement requirements are as follows:

Emergency vehicle easements shall be a minimum of 22 feet across the travel lane. The emergency vehicle easement shall provide access to strategic areas of the building and fire protection systems. Curbing and street components shall conform to the standards established by Transportation and Environmental Services and this document for emergency vehicle easements.

Emergency vehicle easement signs shall be metal construction, 12-inches wide and 18 inches in height. Provide red letters on reflective white background with a 3/8-inch red trim strip around the entire outer edge of the sign. The lettering shall say "NO PARKING," "EMERGENCY VEHICLE EASEMENT," "EM. VEH. EAS," and "City of Alex.," Lettering size shall be as follows: "NO PARKING" - 2 inches, "EMERGENCY VEHICLE EASEMENT" - 2½ inches. EM. VEH. EAS. - 1 inch, CITY OF ALEX. - ½ inch. Directional Arrows - 1 inch by 6 inches solid shaft with solid head - 1½ inches wide and 2 inches deep (For examples, see Figures D102.1, D102.2, and D102.3). Signs shall be mounted with the bottom of the sign 7 feet above the roadway, and shall be properly attached to a signpost or other approved structure such as designated by the fire official. Posts for signs, when required, shall be metal and securely mounted. Signs shall be parallel to the direction of vehicle travel and posted so the directional arrows clearly show the boundaries and limits of the Emergency Vehicle Easement. In areas where emergency vehicle easements involve two-way traffic, double mounted signs shall be provided. The maximum distance between signs shall be 100 feet. Other special signs or modifications to emergency vehicle easement signs shall be approved by the fire official.

Where curbing is a component of the emergency vehicle easement, the curbing construction shall conform to weight and grade requirements for vehicular traffic. In no circumstances shall a raised curb be located in the path of travel in an emergency vehicle easement. Where a mountable curb is provided as part of an emergency vehicle easement, emergency vehicle easement signs shall be posted at the point nearest the edge of the emergency vehicle easement, but in no case within the clear width of the emergency vehicle easement. With the exception of flush curbs, any fire department access points that require fire apparatus to mount a curb shall conform to the modified 3 inch curb design standard MOD CG-3 or MOD CG-7 design as shown.







Information will be provided at preliminary submittal. Applicant has employed CG 7 at two locations.

`Show fire apparatus vehicle turning radius based on the following specifications:

Tower 203 Turning Specifications

- Turning Radius – Wall to Wall = 54.98 feet + / - 2 feet
- Curb to Curb = 51.33 feet + / - 2 feet
- Inside turning radius = 37.73 feet + / - 2 feet
- Overall Length – 47' – 4 1/2"
- Overall Width – 98"
- Wheel Bases from front axle to both rear axles – 240"
- Tandem axle spacing – 56" CL of axle to CL of axle
- Gross Weight – As built with no equipment or water gross weight = 66,000#
- Angle of Approach – 13 Degrees
- Angle of Departure – 11 degrees
- Ramp Break Over – Break over angle is 9°

Information provided by applicant.

ARCHAEOLOGY

Archaeology Finding

84. An examination of historic maps suggests that the property remained undeveloped until 1953 when the school was built. Strathblane, a historic nineteenth-century plantation is located approximately 500 ft. to the south from the school property. Renowned painter Ruth Starr Rose (1887-1965) lived in a house located on an adjoining ACPS property to the north that will not be impacted by this project. Although it is unlikely that significant archaeological resources are located on the property, the following conditions are recommended to ensure that information about the City's past is not lost as a result of this project.

Archaeology Recommendations

85. The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that in the unlikely event that archaeological materials are encountered during construction contractors should contact Alexandria Archaeology:
- a. The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
 - b. The applicant/developer shall not allow any metal detection or artifact collecting to be conducted on the property, unless authorized by Alexandria Archaeology.

Code

86. All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

CODE ADMINISTRATION

87. The following comments are for completeness review only. Once the applicant has filed for a building permit and additional information has been provided, code requirements will be based upon the building permit plans and the additional information submitted. If there are any questions, the applicant may contact Charles Cooper, Plan Review Division at Charles.cooper@alexandriava.gov or 703-746-4197.

88. Building, and trades permits are required for this project. Five sets of *construction documents* sealed by a *Registered Design Professional* that fully detail the construction as well as layout and schematics of the mechanical, electrical, and plumbing systems shall accompany the permit application(s)
89. Building Code Analysis: The following minimum building code data is required on the drawings: a) use group, b) number of stories, c) construction type and d) Fire protection and tenant area. Provide this information on plans.
90. Required exits, parking, and facilities shall be accessible for persons with disabilities. Provide a plan that identifies accessible features.

The following departments have no comments for this submission:

Code Administration
Office of Housing
Police
Real Estate